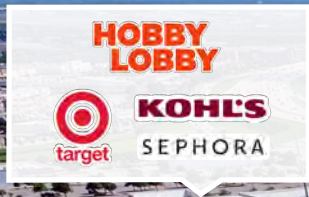




Southeast Corner | Beltway 8 & Vista Road, Pasadena, TX 77505



63,889 VPD



1.797 ACRES

VISTA RD

1.797 Acres For Sale | Asking \$12 PSF

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63,889 VPD

1.797 ACRES

Property Highlights

- ±1.797 AC (±78,277 SF)
- Detention in place and all utilities provided
- Excellent visibility from Beltway 8
- Located in a high-traffic, high-visibility retail corridor
- Ideal for commercial development
- Surrounded by established national retailers and dense commercial activity
- Strong daytime population of ±101,410 within a 3-mile radius
- ±63,889 vehicles per day on Beltway 8



BELTWAY
8



63,889 VPD



HARRIS COUNTY
TOLL ROAD AUTHORITY



1.797
ACRES

VISTA RD



Demographic Summary Report

Y:29.657694 X:-95.153475

Prepared by Colliers
 Latitude: 29.657694
 Longitude: -95.153475

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	7,030	87,577	219,747
2010 Total Population	7,583	95,683	241,481
2024 Total Population	7,328	99,616	248,419
2024 Group Quarters	58	1,022	1,317
2029 Total Population	7,231	99,571	247,280
2023-2028 Annual Rate (CAGR)	-0.27%	-0.01%	-0.09%
2000 to 2010 Population Change	7.9%	9.3%	9.9%
2000 to 2024 Population Change	4.2%	13.7%	13.0%
2010 to 2029 Population Change	-4.6%	4.1%	2.4%
2024 to 2029 Population Change	-1.3%	0.0%	-0.5%
2024 Total Daytime Population	10,685	101,410	241,103
Workers	6,741	49,399	108,653
Residents	3,944	52,011	132,450
2024 Workers % of Daytime Population	63.1%	48.7%	45.1%
2024 Residents % of Daytime Population	36.9%	51.3%	54.9%
Household Summary			
2000 Households	2,431	30,711	73,338
2010 Households	2,685	33,630	79,094
2024 Households	2,670	35,545	84,526
2024 Average Household Size	2.72	2.77	2.92
2029 Households	2,678	36,087	85,556
2023-2028 Annual Rate	0.06%	0.30%	0.24%
2000 to 2010 Household Change	10.4%	9.5%	7.8%
2000 to 2024 Household Change	9.8%	15.7%	15.3%
2010 to 2029 Household Change	-0.3%	7.3%	8.2%
2024 to 2029 Household Change	0.3%	1.5%	1.2%
2010 Families	2,051	24,240	59,778
2024 Families	1,983	24,525	60,942
2029 Families	1,979	24,724	61,253
2023-2028 Annual Rate	-0.04%	0.16%	0.10%
Housing Unit Summary			
2024 Housing Units	2,848	38,085	91,576
Owner Occupied Housing Units	74.6%	60.0%	60.6%
Renter Occupied Housing Units	25.4%	40.0%	39.4%
Vacant Housing Units	6.3%	6.7%	7.7%
Owner Occupied Median Home Value			
2024 Median Home Value	\$266,511	\$244,832	\$243,985
2029 Median Home Value	\$389,775	\$302,164	\$310,982
Income			
2024 Per Capita Income	\$37,328	\$33,465	\$32,989
2024 Median Household Income	\$80,591	\$71,762	\$70,800
2024 Average Household Income	\$106,249	\$93,999	\$96,977
Household Income Base	2,670	35,545	84,526
<\$15,000	7.0%	6.7%	6.7%
\$15,000 - \$24,999	7.1%	6.2%	6.7%
\$25,000 - \$34,999	5.1%	7.5%	8.0%
\$35,000 - \$49,999	8.3%	11.5%	11.7%
\$50,000 - \$74,999	19.4%	19.9%	19.3%
\$75,000 - \$99,999	11.2%	14.4%	13.4%
\$100,000 - \$149,999	19.3%	17.0%	16.8%
\$150,000 - \$199,999	13.8%	10.5%	9.7%
\$200,000+	8.7%	6.2%	7.6%



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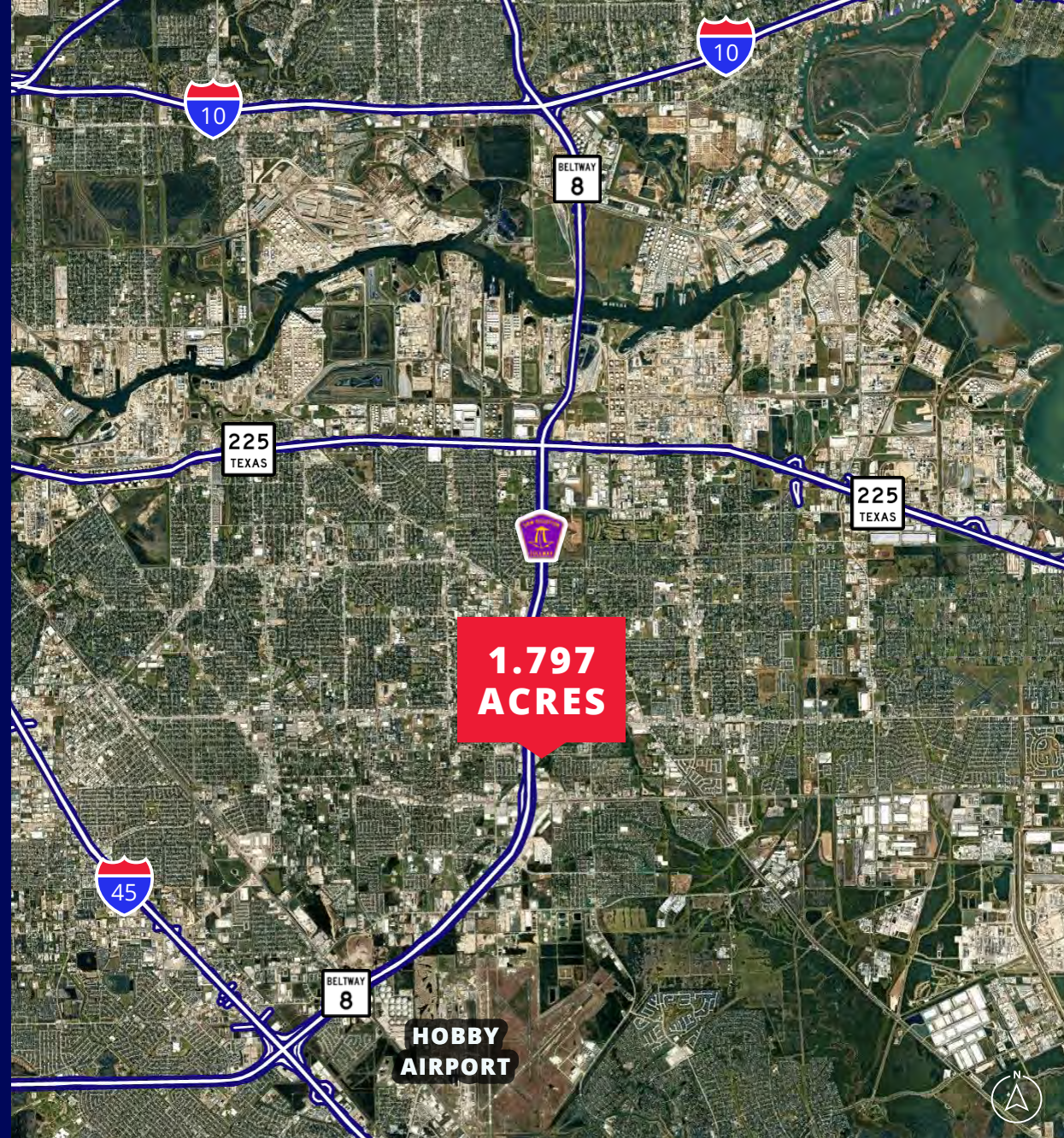
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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29114

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Buyer/Tenant/Seller/Landlord Initials

Date